

AN ORDINANCE OF THE CITY OF LODI AMENDING
THE GENERAL PLAN LAND USE ELEMENT

The City Council of the City of Lodi does ordain as follows:

Section 1. The Land Use Element of the General Plan is hereby changed by the following amendments to the General Plan.

- a. Redesignation of the area bounded by the Southern Pacific Railroad, Lockeford Street, Lodi Avenue and a North-South line half a block west of Sacramento Street from Industrial, to a General Commercial classification.
- b. Replacement of the single "Industrial" General Plan classification with four Industrial General Plan classification namely, "Light Industrial", "Medium Industrial", "Heavy Industrial", and "Unclassified-Future Industrial" for all industrial areas shown on the General Plan Land Use Map and defined as follows:

"Light Industry"

Allows industrial and commercial activities involving the processing, handling and creating of products, research and technological processes which are devoid of nuisance factors, hazard or exceptional demands upon public facilities and services. Includes commercial-industrial activities encompassing retail-wholesale sales, repair, and smaller warehousing and storage areas. Has the ability to locate next to residential areas in a highly-compatible manner and to act as a buffer activity between residential areas and heavier industrial areas.

"Medium Industry"

Includes commercial-industrial activities found in commercial and light industrial areas. Medium industrial activities may involve

open storage, freight terminals and warehousing. Encompasses non-objectionable manufacturing processes of most products made from previously-prepared materials and the compounding of non-volatile chemical products. Involves food and drink processing and packaging activities, but excludes noxious and aromatic processes.

"Heavy Industry"

Includes industrial activities involving manufacturing, assembling, heavy fabrication and processing, bulk handling of products, heavy trucking, volatile chemical and petroleum products manufacturing, primary resource manufacturing and heavy rail-related businesses.

"Unclassified-Future Industrial"

Designates land to be held in an agricultural and undeveloped, non-urban state as a reserve for future industrial and urban needs. Area to become developed in a phased logical manner when sufficient demand and all necessary urban facilities are available, in accordance with the adopted Phasing Plan and Policies for Industrial Areas. Allowable land uses include agricultural land uses and their appurtenant structures; open space, and recreational uses. Excludes residential uses at a density greater than one dwelling unit per 20 acres, and all other uses urban in character; including, but not limited to institutional, commercial, and industrial uses.

- c. Reclassification of residentially classified land lying east of U. S. 99-50, west of Central California Traction Co. Main North-South line, north of Kettleman Lane and South of the Mokelumne River to the various Industrial General Plan classifications as shown on the revised General Plan Land Use Map and on Alternate **A**, Industrial Areas Phasing, Street and Rail Lines Map.
- d. Establishes a phasing plan shown on Alternate A, Industrial

3. To preserve in agriculture those lands outside our immediate growth area not yet needed for urban development.
4. To minimize disruptions to viable agricultural areas by the prevention of sprawl, premature industrial development or the intrusion of land uses urban in character.

b. Policies:

1. Urban expansion will be allowed to proceed outward in our urban growth area in a phased, logical manner, requiring new development to occur within, ~~or~~ contiguous to our urban mass in accordance with the General Plan.
2. Prohibit extraction in areas where other natural resources, fisheries, wildlife habitat, archaeological sites, historical sites, or areas of significant beauty will be endangered.
3. Land reserved for industry must be in balance with the population-holding capacity of the planning area.
4. Land reserved for industry must be protected from encroachment by residential subdivisions or other conflicting uses.
5. The City's requirements for industrial land must be subject to continuing study and review as conditions change.
6. Areas adjacent to existing industrial development must be protected against unplanned, uncoordinated and wasteful development.
7. The area designated for industrial development should be kept free from urban development, in accordance with the adopted Industrial Phasing Plan.
8. Industrial areas should be zoned to permit a grading of industrial land uses from heavy to light adjacent to residential areas to create a buffer between heavy industrial

areas and residential zones.

9. It is the policy of this City that San Joaquin County should concur with our plan for orderly industrial growth in the Lodi General Plan Area and, moreover, should prohibit any development of non-agricultural land uses in those portions of industrial phases lying within our General Plan Area but outside our City limits.


10. Industrial areas should be zoned to allow urban development only in those phased areas open to development in accordance with the General Plan Policies and Phasing scheme. Agricultural - open space zoning shall be used to limit all urban development in phases, or portions of phases, not open to development.

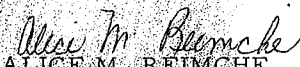
Section III. The amendments as set forth are shown on the Lodi General Plan Land Use Map #GP 75-2 and the General Plan Phasing and Master Sheet & Rail Lines Map - Alternate A #GP 75-2 for industrial areas filed in the office of the Secretary of the Lodi City Planning Commission, 221 W. Pine St., Lodi, California and certified by the City Clerk, as adopted by the Lodi City Council.

Section IV. All ordinance and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section V. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 18th day of June 1975


BEN SCHAFFER
Mayor


Attest: ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.


I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1054 was introduced at a regular meeting of the City Council of the City of Lodi held June 4, 1975 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held June 18, 1975 by the following vote:

Ayes: Councilmen - EHRHARDT, HUGHES, KATNICH,
PINKERTON and SCHAFFER

Noes: Councilmen - None

Absent: Councilmen - None

I further certify that Ordinance No. 1054 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


ALICE M. REIMCHE
City Clerk